| 003.A | 0005 | 0047.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 602,500 / 602,500 |
| | | | | | USE VALUE: | 602,500 / 602,500 |
| | | | | | ASSESSED: | 602,500 / 602,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 47 | | MAGNOLIA ST, ARLINGTON |

## OWNERSHIP

Unit #: 1

| | | | |
|---|---|---|---|
| Owner 1: | PINAULT MICHEL H | | |
| Owner 2: | YU HAI TANG | | |
| Owner 3: | | | |
| Street 1: | 45 MAGNOLIA ST UNIT 1 | | |
| Street 2: | | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | Own Occ: Y |
| Postal: | 02474 | Type: | |

## PREVIOUS OWNER

| | | | |
|---|---|---|---|
| Owner 1: | HASSINGER ALEX M & ALISON B - | | |
| Owner 2: | - | | |
| Street 1: | 45 MAGNOLIA STREET UNIT 2 | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 599,200 | 3,300 | | 602,500 |
| Total Card | 0.000 | 599,200 | 3,300 | | 602,500 |
| Total Parcel | 0.000 | 599,200 | 3,300 | | 602,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.86 | /Parcel: 437.8

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| User Acct | GIS Ref | GIS Ref | Insp Date |
|---|---|---|---|
| 260459 | | | 07/30/18 |

!14948!

## PREVIOUS ASSESSMENT

Parcel ID: 003.A-0005-0047.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 590,100 | 3300 | . | | 593,400 | 593,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 557,100 | 3300 | . | | 560,400 | 560,400 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 491,900 | 3300 | . | | 495,200 | 495,200 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 407,100 | 3300 | . | | 410,400 | 410,400 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 361,600 | 3300 | . | | 364,900 | 364,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 334,000 | 3300 | . | | 337,300 | 337,300 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 318,700 | 3300 | . | | 322,000 | 322,000 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 327,500 | 3300 | . | | 330,800 | 330,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 04:43:33 |

## LAST REV

| Date | Time |
|---|---|
| 12/03/20 | 11:13:48 |
| danam | |
| 14948 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HASSINGER ALEX | 141-41 | | 8/5/2016 | | 500,000 | No | No | | |
| WYETH AMY G, | 125-101 | | 5/17/2013 | | 355,000 | No | No | | |
| HAIGH PAUL | 81-63 | | 11/3/2003 | | 309,900 | No | No | | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 3454 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/20/2020 | 1313 | Redo Kit | 18,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/30/2018 | Measured | DGM | D Mann |
| 2/19/2013 | Inspected | BR | B Rossignol |
| 5/5/2005 | External Ins | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7633 | | | | | | | | | | | | | | | | |

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CONDO | Total: | | Spl Credit | | Total: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1914 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 40.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99980003 |
| Adj $ / SQ: | 398.170 |
| Other Features: | 60500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.10000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 736143 |
| Depreciation: | 136923 |
| Depreciated Total: | 599220 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 481.79 |
| Special Features: | 0 | Val/Su Net: | 435.47 |
| Final Total: | 599200 | Val/Su SzAd | 435.47 |

## SKETCH

UnSketched SubAreas:
FFL: 1376,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,376 | 398.170 | 547,882 |

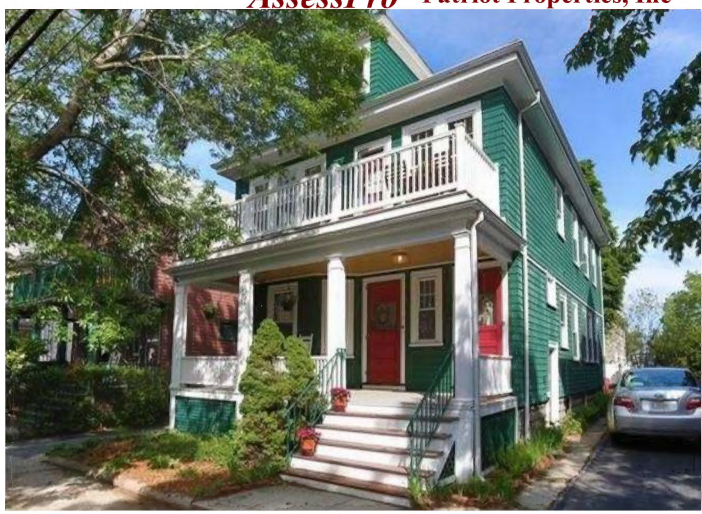
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,376 | | | Total: | 547,882 |
| Size Ad | 1376 | Gross Are | 1376 | FinArea | 1376 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 003.A-0005-0047.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | A | AV | 1920 | 27.50 | T | 40 | 102 | | | 3,300 | | | 3,300 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,300 | Total Special Featues: | Total: 3,300 |